



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 19, 2005, 8:00 p.m.

MEETING

The Special Joint City Council/Redevelopment Agency Meeting was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Quirk.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Quirk, Ward, Henson
MAYOR/CHAIR Cooper
Absent: COUNCIL/RA MEMBERS Halliday and Dowling

PRESENTATION: Volunteer Appreciation Week

Mayor Cooper commended and appreciated all the volunteers on behalf of the City Council in celebration of National Volunteer Week. The 421 individuals volunteer at the Hayward Animal Shelter, Hayward City Hall, the Hayward Public Library Literacy Project and the Mini-learning Center, the Hayward Public Library, with the Friends of the Hayward Public Library, the Police Department, the Southland Mall Resource Center, and volunteer with the Hayward Police Explorer Scouts, Hayward Police Reserve Officers, the Neighborhood Alert Group, the Water Pollution Source Control volunteers and the Hayward Public Safety Ambassadors. On behalf of the entire City Council and staff, Mayor Cooper thanked them all for their gift of time and talents, noting how inspiring they are to influence others to volunteer helping their City. Ms. Donna Fitzwater, Volunteer Coordinator, introduced each group and presented them with Certificates of Appreciation. She invited all to a reception in their honor in the Rotunda.

PUBLIC COMMENTS

Jewell Spalding commented that Alameda County has established a Farmers Market that may impact Hayward's as both will be held during the same time period. She noted that Dublin's Farmers Market declined due to a similar situation.

CONSENT

1. Approval of the Minutes of the Special Joint City Council/Redevelopment Agency Meeting of April 12, 2005

It was moved by Council/RA Member Ward, seconded by Council/RA Member Henson, and carried with Council/RA Members Halliday and Dowling absent, to approve the minutes of the Special Joint City Council/Redevelopment Agency Meeting of April 12, 2005 with one revision.

2. Pavement Reconstruction 2003-04: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works Bauman, dated April 19, 2005, was filed.

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Members Halliday and Dowling absent, to adopt the following:

Resolution 05-034, “Resolution Approving Plans and Specifications for the Pavement Reconstruction 2003-04 Project, Project No. 5193”

LEGISLATIVE BUSINESS

3. Comment Letter Regarding EBMUD’s Bayside Groundwater Project EIR

Staff report submitted by Deputy Director of Public Works Ameri, dated April 19, 2005, was filed.

Director of Public Works Butler made the staff report and asked for comments on the letter that will be sent to EBMUD. He responded to Council questions related to the number of residents serviced by this water district, the mitigations involved, and the impacts to Hayward residents. There was concern on whether there was sufficient funding for the telemetry system. Another Council concern was adequate water supply to fight a major fire. It was noted that there will be supplemental funding from the capital improvement project for the telemetry system and sufficient water should it be necessary during a major fire.

As there were no requests to speak from the public, Mayor Cooper opened and closed the public hearing at 8:32 p.m.

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Members Halliday and Dowling absent, to adopt the following:

Resolution 05-035, “Resolution Authorizing the City Manager to Execute a Letter to East Bay Municipal Utilities District (EBMUD) Accepting Funds to Mitigate Any Impacts on the City’s Emergency Well System”

4. Final Map Tract 5354 – Stonebrae

Staff report submitted by Planning Manager Anderly, dated April 19, 2005, was filed.

Planning Manager Anderly made the staff presentation, noting that that there are two phases on this project, with the first phase divided into two sub-phases. She pointed out the differences in Village “A” from the approved tentative map on this recommended final map with larger lots and better views. She also pointed out the re-configuration of the school site and the joint use agreement with HARD and the Hayward Unified School District. She commented on the easement line setbacks to the PG&E transmission equipment. Lastly, she noted that a few outstanding conditions will be addressed.



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Deputy Director of Public Works Bauman reported on the proposed Fairview Avenue improvements. He depicted the two roundabouts as conditions of approvals. He presented the Phase 1 proposed street improvements project that includes underground utilities, an improved street width of 32 feet from curb to curb that includes bicycle lanes, and is different from the tentative map. He also depicted the proposed hillside improvements that include retaining walls and landscaping.

Mayor Cooper commented on a letter received from the Prominence neighborhood with a major concern for the safety of the children walking to the new elementary school. She stated that this neighborhood has expressed concern that the roundabout may not be a deterrent to speeders.

City Manager Armas commented that stop signs may be considered at particular locations, but not as requested by the neighborhood; however, evaluations may occur.

Planning Manager Anderly reported that originally there were ten acres for joint school and public use, but the State required that the ten acre school site be solely devoted to the school. In order for the school site to be used for park purposes, there will be a joint use agreement with both HARD and HUSD.

There was further discussion related to the path that the children will take to the new school. It was emphasized by Council Member Ward that roundabouts have not always slowed down traffic enough; in particular for elementary school children to cross. He suggested that further studies be made to insure that children cross safely.

Council Member Quirk suggested a consideration of a stop sign at Barnrock and Hayward Boulevard. Staff agreed that this intersection could be evaluated. Council Member Quirk asked that staff address the horse trail issues. In response, Deputy Director of Public Works Bauman stated that other agencies have encountered similar problems with maintaining horse paths. In staff's research, a new material that contains resin and looks like concrete will be installed on the horse trail slopes.

There was discussion on sidewalks and it was noted that there are no changes to the tentative map in this regard.

Mayor Cooper opened the public hearing at 9:04 p.m.

Crystal Porter expressed her appreciation that staff and Council Members will address or study Prominence concerns. She emphasized that an additional concern be addressed with flashing traffic controls lights, signage and cross walks where children will be exiting from the Prominence area. She felt that the Fairview improvements were not enough. She requested that Council not approve the final map until these issues are resolved.

Patrick O'Neill stated that he has six children who will be attending the new elementary school, five currently attend Highland Elementary. He commented on the installation of the crosswalk and felt that

a crosswalk would not be feasible for safety, in particular when there is fog. He agreed with installing flashing lights and speed bumps at a higher and flatter level.

Dr. Kevin Erler commented on the Fairview Avenue improvements and urged that the remaining nine utility poles be removed and that utilities be underground.

City Manager Armas reiterated and emphasized the action on this agenda. Although other elements to this development are desired, the role of the Council is to approve general consistency from the tentative map. It is not to impose additional conditions that were not included in the 2002 Council action.

Jewell Spalding, a resident in the unincorporated area, stated that the EIR recommends traffic calming and urged her neighborhood's request be accepted. She suggested that the sidewalk installation stop at the Woodstock and Fairview circle and connect to the pedestrian crossing. She indicated that in speaking with staff, traffic calming humps may be feasible. She thanked staff for responding to the horse trails issue. Another suggestion was to install a connecting trail at the emergency access road.

Steve Miller, developer of the Stonebrae project, commented that his development will shortly deliver a finished school site plan for building the first new school in Hayward in over forty years. It will be ready for students by the fall semester of 2006. He also estimated the first home occupancy in about a year. He was confident that his development would comply with the imposed conditions of approval that total over twelve hundred and commended staff, including Planning Manager Anderly and Deputy Director of Public Works Bauman for all of their arduous efforts.

Mayor Cooper closed the public hearing at 9:26 p.m.

Mayor Cooper said that she would prefer to see the installation of stop signs rather than the roundabout installations. She spoke on the overriding issue of concern for the safety of school children and wanted this seriously considered by staff and the developer.

Council Member Jimenez moved the recommendation, seconded by Council Member Quirk.

Council Member Ward felt that this action is to approve what was tentatively approved by Council several years ago and therefore he would support the motion. He remarked on Council's participation towards seeing this project completed, noting that he and Council Member Jimenez experienced many meetings to see this project progress. He also agreed with his colleagues and urged that staff work to insure the safety of the neighborhood children.

Council Member Quirk thanked the Prominence neighborhood for expressing their concerns and attending to their community. He also urged staff to work to resolve their issues.

Council Member Henson commented on his participation of the Blue Rock development process throughout his tenure. He thanked the Prominence neighbors for expressing their concerns and urged staff to utilize technology to resolve traffic concerns and insure the safety of the children.

Council Member Jimenez stated that originally there were 1,900 homes proposed to be built and now the project has diminished to 556 homes.



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It was moved by Council Member Jimenez, seconded by Council Member Quirk, and carried with Council Members Halliday and Dowling absent, to adopt the following:

Resolution 05-036, "Resolution Revising a Condition of Approval to the Vesting Tentative Map and Approving the First Final Map for Tract 5354 and Authorizing the City Manager to Execute a Subdivision Agreement and Other Necessary Documents"

COUNCIL REPORTS

There were no Council Reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:55 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency